

2/1/07

55

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 5103 COMMERCIAL PARK DRIVE AND  
3 CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY  
4 RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO LIMITED INDUSTRIAL  
5 SERVICE-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT.

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from interim-single family residence standard lot (I-SF-2) district  
11 to limited industrial service-conditional overlay (LI-CO) combining district on the property  
12 described in Zoning Case No. C14-06-0227, on file at the Neighborhood Planning and  
13 Zoning Department, as follows

14  
15 Lot 24, Northeast East Commercial Business Park, Section Two Subdivision, a  
16 subdivision in the City of Austin, Travis County, Texas, according to the map or  
17 plat of record in Plat Book 80, Page 145, of the Plat Records of Travis County,  
18 Texas (the "Property"),

19  
20 locally known as 5103 Commercial Park Drive, in the City of Austin, Travis County,  
21 Texas, and generally identified in the map attached as Exhibit "A"

22  
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions

25  
26 A site plan or building permit for the Property may not be approved, released, or  
27 issued, if the completed development or uses of the Property, considered cumulatively with  
28 all existing or previously authorized development and uses, generate traffic that exceeds  
29 2,000 trips per day

30  
31 Except as specifically restricted under this ordinance, the Property may be developed and  
32 used in accordance with the regulations established for the limited industrial service (LI)  
33 base district and other applicable requirements of the City Code

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007.

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4 **PASSED AND APPROVED**

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8 \_\_\_\_\_, 2007

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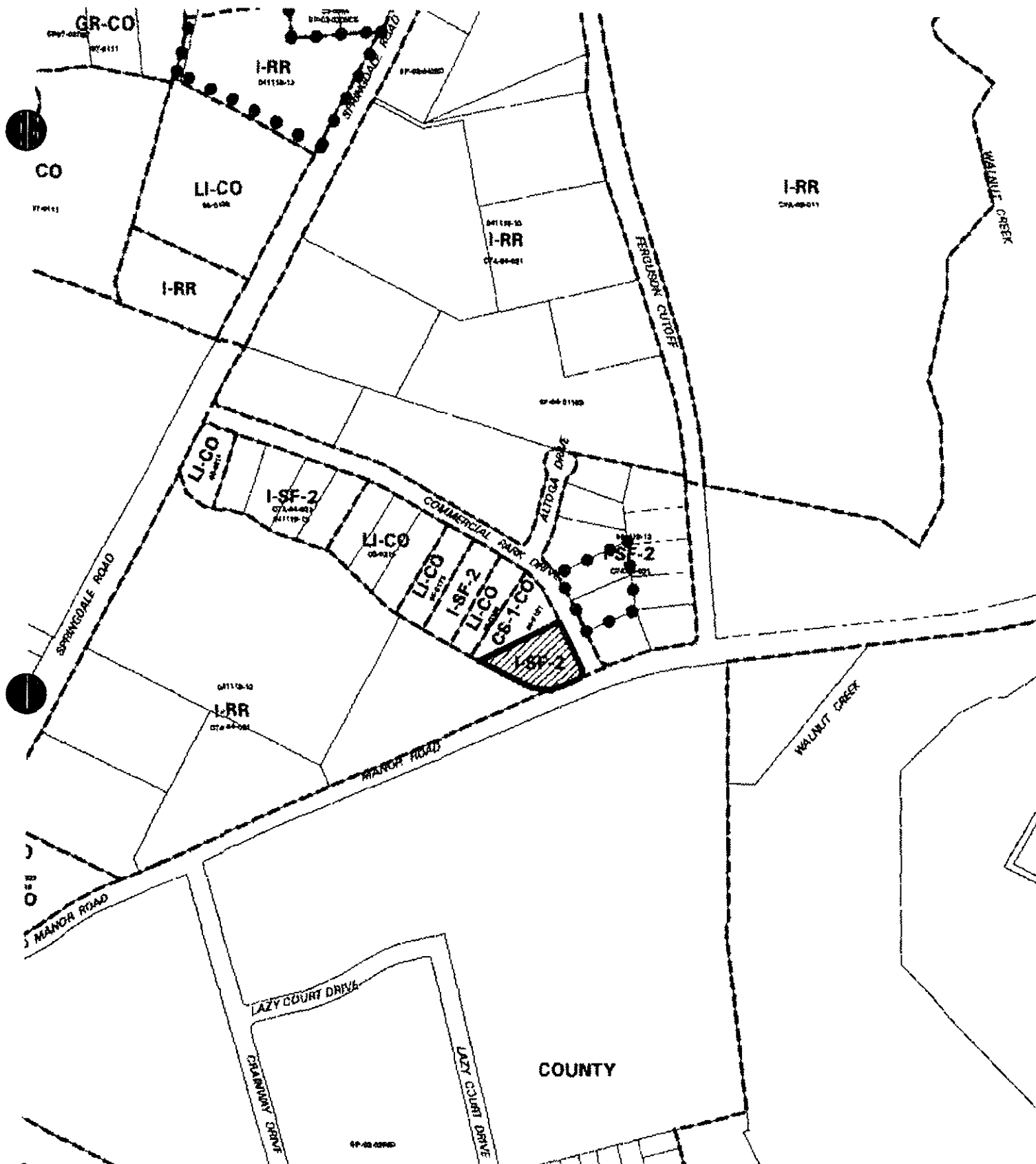
\_\_\_\_\_  
Will Wynn  
Mayor

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11  
12  
13 **APPROVED:** \_\_\_\_\_

14 David Allan Smith  
15 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk



	SUBJECT TRACT	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER N27
	PENDING CASE			
	ZONING BOUNDARY	CASE # C14-06-0227	DATE 06-12	
	CASE MGR R HEIL	ADDRESS 5103 COMMERCIAL PARK DR	INTLS. SM	
SUBJECT AREA (acres) 0.170				